

# **DISTRICT IV ADVISORY BOARD AGENDA**

**June 2, 2014  
6:30 p.m.**

**Downtown Development Corp  
507 E. Douglas**

## **ORDER OF BUSINESS**

Call to Order  
Pledge of Allegiance  
Approval of Agenda for June 2, 2014  
Approval of Minutes for May 5, 2014

## **STAFF REPORTS**

### **1. Police Report**

Community Police Officers will report on community policing issues in the area.

**Recommended Action:** Receive and file.

### **2. Fire Report**

WFD will report on any specific issues of concern in the area.

**Recommended Action:** Receive and file.

## **PUBLIC AGENDA**

### **3. Scheduled items**

None

### **4. Off-agenda items**

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

**Recommended Action:** Provide comments/take appropriate action.

## **NEW BUSINESS**

### **3. Wichita Downtown Development Update**

**Jeff Fluhr, Wichita Downtown Development Corporation**, will report on the progress of development downtown and on future plans.

**Recommended Action:** Receive and file.

### **4. PUD2014-00001: Creation of a Planned Unit Development**

**Jess McNeely, Planning**, will report on the proposed Planned Unit Development (PUD) located on the east side of South Meridian Avenue, 1,700 feet south of West MacArthur Road (4200 South Meridian). The application area is zoned SF-5 Single-family Residential (SF-5) and contains 14.74 acres. The property has recently been developed with a 100 by 120-foot (12,000 square feet) metal agricultural building. The applicants request approval of Planned Unit Development (PUD #42) 2014-00001 to permit: all uses permitted by right in the SF-5 district, “recreation and entertainment, indoor,” “recreation and entertainment, outdoor,” “event center in the City” and “auditorium or stadium.” Verbally, the applicant’s agent has indicated the applicant would probably not have more than three outside baseball/softball fields and one soccer field.

The applicant indicates that he proposes to convert the 12,000 square-foot agricultural building to an “inside recreation facility for the local school athletes to use.” The applicant further indicates that the proposed facility is not intended to compete with other athletic facilities, such as the nearby Southwest Boys Club facilities, whose main focus is league play. The proposed facility is intended to be a training facility. The proposed zoning (recreation and entertainment, indoor) would allow the conversion of the site’s existing agricultural building to a year-round training facility. If the request is approved the applicant indicates the existing building would be converted immediately. Outdoor recreation and entertainment uses would be installed over the next few years.

**Recommended Action:** It is recommended that the request be **APPROVED** subject to the fourteen listed conditions.

### **5. ZON2014-00007: Request for Zoning Change to LC Limited Commercial (LC) Zoning**

**Jess McNeely, Planning**, will report on the proposed zoning change generally located west of South Seneca on the north side of West 43<sup>rd</sup> Street South (1116 W. 43<sup>rd</sup> Street S.). The .5-acre application area is currently zoned SF-5 Single-Family Residential (SF-5), it has remained vacant since platting in 1953. The applicant also owns the LC Limited Commercial (LC) zoned lot east of the site, developed with a vehicle repair business in a metal building and a single-family residence. The applicant wishes to expand the existing vehicle repair business onto the application area and therefore requests a zone change to LC. The two lots east of the application area, between the site and South Seneca, are zoned LC. Approval of this zone change request would result in contiguous LC zoning for three lots, or 450 linear feet, on the north side of West 43<sup>rd</sup> Street South.

**Recommended Action:** It is recommended that the request be **APPROVED**.

## **BOARD AGENDA**

### **6. Updates, Issues, and Reports**

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

**Recommended Action:** Provide comments/take appropriate action.

### **7. Adjournment**

The next District IV Advisory Board meeting will be July 7, 2014 at Lionel Alford Library at 3447 S. Meridian.